

This zoning was amended to SP at Council.

16. 2005Z-110U-13

Map 136, Parcel 046

Subarea 13 (2003)

District 29 - Vivian Wilhoite

A request to change from R10 to MUN district property located at 2643 Smith Springs Road (0.21 acres), requested by Jerry Ward, owner.

Staff Recommendation - *Disapprove*

APPLICANT REQUEST - Request to change 0.21 acres from residential single-family and duplex (R10) to mixed use neighborhood (MUN) district property, located at 2643 Smith Springs Road.

Existing Zoning

R10 district R10 requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

Proposed Zoning

MUN district MUN is intended for a low intensity mixture of residential, retail, and office uses.

ANTIOCH/PRIEST LAKE COMMUNITY PLAN POLICY

Neighborhood Center (NC) -NC is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize.

Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial uses. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Policy Conflict -Although the proposed MUN district is consistent with NC policy, MUN zoning is not consistent with existing (occupied) single-family homes on both sides of this parcel. In addition, as this parcel falls in the middle of a strip of parcels with Neighborhood Center policy, the premature redevelopment of this parcel is not consistent with the NC policy's requirement for a coordinated development plan involving **all** of these parcels, if any of them are to be redeveloped. There are also existing developed and undeveloped residential properties across Smith Springs Road from this property.

A MUN rezoning application with an appropriate site plan for the southwest corner of Smith Springs Road and Bell Road would be a more appropriate way to implement the NC policy in this area. Beginning at one end of the policy area as a transition to a more mixed use/neighborhood center area is preferable to beginning with a single lot in the middle of existing single-family uses. Staff recommends disapproval of this request since it does not address coordinated redevelopment of the larger area.

RECENT REZONINGS - None.

PUBLIC WORKS RECOMMENDATION - No Exception Taken.

Typical Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.21	3.7	1	10	1	2

Typical Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Specialty Retail Center(814)	0.21	0.157	1,436	100	Na	25

Change in Traffic Between Typical Use in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.21			90	Na	23

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	Density	Total No. of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	0.21	3.7	1	10	1	2

Maximum Uses in Proposed Zoning District: MUN

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.21	0.6	5,489	143	19	85

Change in Traffic Between Maximum Use in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.21			133	18	83

METRO SCHOOL BOARD REPORT

Projected student generation* 0 Elementary 0 Middle 0 High

Schools Over/Under Capacity - Students would attend Lakeview Elementary School, Kennedy Middle School, or Antioch High School. Antioch High School has been identified as not having capacity, but the adjacent cluster of Glencliff has capacity, as identified by the Metro School Board. This information is based upon data from the school board last updated August 2, 2005.

* Student generation numbers are based upon the assumption of three units, at 1,000 square feet each.

Mr. Pereira presented and stated that staff is recommending disapproval.

Mr. Jerry Ward, 1017 Pleasant View Drive, spoke in support of the proposal.

There was some discussion on the alternative options available to the applicant.

Mr. Bernhardt explained staff's recommendation for disapproval which referenced commercial usage within a residential area.

Mr. Clifton spoke positive of the applicant's intentions but acknowledged the conflicts associated with the proposal.

Mr. Bernhardt explained the Neighborhood Center policy to the Commission.

Mr. Lawson suggested deferring the proposal to allow additional time for the applicant to work with the Councilmember of this district.

Staff confirmed that a council bill has been filed for this proposal and is scheduled for the November Public Hearing.

Mr. Ponder questioned whether a PUD can be attached to bill that has already be filed.

Mr. Bernhardt explained that the Councilmember could delay the rezoning until the PUD was filed.

Mr. Small moved and Mr. Tyler seconded the motion, which passed unanimously, to disapprove Zone Change 2005Z-110U-13. **(6-0)**

Resolution No. RS2005-344

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-110U-13 is **DISAPPROVED**. **(6-0)**

The requested MUN district and associated PUD plan is consistent with the existing Neighborhood General (NC) policy for the area, but it is not consistent with the existing single-family homes that are on both sides of this property. NC policy calls for a coordinated development plans, and because the request is for a single parcel and does not include a larger area, the policy is not met.”